

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0384	
1. Location	28 Sundale Crescent (formerly known as 62 Road 13) Gibbons, Tallaght, Dublin 24, being part of Phase 4 of overall development at Suncroft.		
2. Development	2 no. 3 bed semi-detached houses and associated site works on site of previously approved detached house. (Previous Reg. Ref. S97A/0547).		
3. Date of Application	07/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 09/11/2000 2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 2817  Date 20/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0271  Date 06/02/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar	Date	Receipt No.	

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
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Fenton-Simons,  
29 Fitzwilliam Place,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 0271	Date of Final Grant 06/02/2001
Decision Order Number 2817	Date of Decision 20/12/2000
Register Reference S00A/0384	Date 09/11/00

**Applicant** Kelland Homes Ltd.,

**Development** 2 no. 3 bed semi-detached houses and associated site works on site of previously approved detached house. (Previous Reg. Ref. S97A/0547).

**Location** 28 Sundale Crescent (formerly known as 62 Road 13) Gibbons, Tallaght, Dublin 24, being part of Phase 4 of overall development at Suncroft.

**Floor Area** 0.00 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** /09/11/2000

A Permission has been granted for the development described above,  
subject to the following (16) Conditions.

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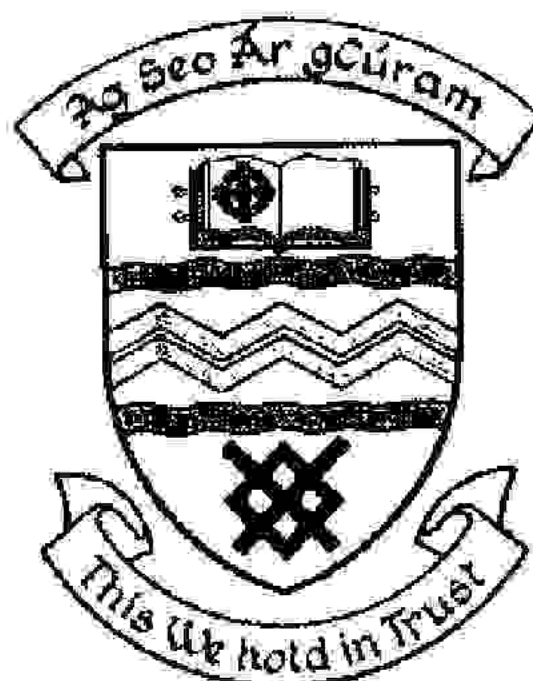
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 09/11/00, save as may be required by the other conditions attached hereto.  
 REASON:  
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 This permission is subject to the relevant conditions of the parent permission for this housing development. Reg. Ref. S96A/0572.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 3 That each proposed house be used as a single dwelling unit.  
 REASON:  
 To prevent unauthorised development.
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
 REASON:  
 To protect the amenities of the area.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
 REASON:  
 In the interest of amenity.
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 7 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any



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development commences.

**REASON:**

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

**REASON:**

In the interest of the proper planning and development of the area.

- 9 All first floor gable elevational windows shall be permanent obscure glazing.

**REASON:**

In the interests of privacy with residential amenity of adjoining properties.

- 10 Each house shall be provided with at least 2 on site car parking spaces.

**REASON:**

In the interests of traffic safety and the proper planning and development of the area.

- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

- The applicant shall ensure the full and complete separation of the foul and surface water drainage system.
- All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these covers, pipes shall be bedded in C20 concrete 150mm thick.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 12 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate

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this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 13 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

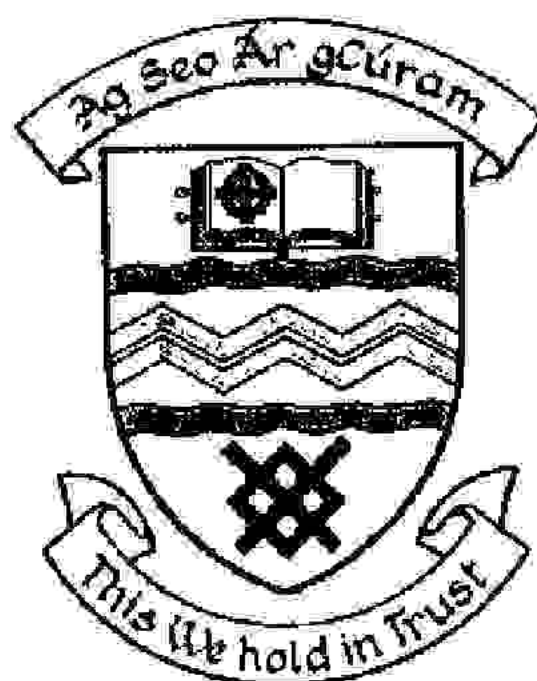
- 15 That a financial contribution in the sum of £675 (Six Hundred and Seventy Five Pounds) EUR 857 (Eight Hundred and Fifty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

**REASON:**

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.



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- 16 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 14, 15 16 and 17 of Register Reference S97A/0547 and Condition No's. 14, 15 and 16 of Register Reference S00A/0341 be strictly adhered to in respect of this development.

**REASON:**

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

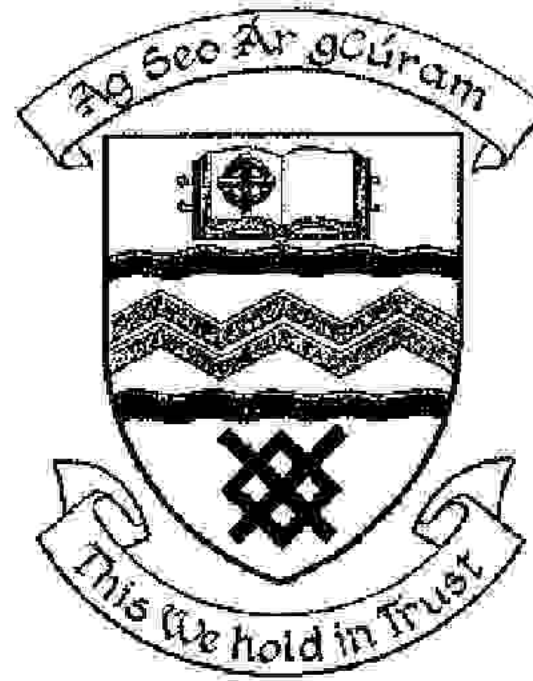
 .....07/02/01  
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0384	
1. Location	28 Sundale Crescent (formerly known as 62 Road 13) Gibbons, Tallaght, Dublin 24, being part of Phase 4 of overall development at Suncroft.		
2. Development	2 no. 3 bed semi-detached houses and associated site works on site of previously approved detached house. (Previous Reg. Ref. S97A/0547).		
3. Date of Application	07/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1. 09/11/2000  2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 2817  Date 20/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement                      Compensation                      Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested                      E.I.S. Received                      E.I.S. Appeal			
14. ..... Registrar                      Date                      Receipt No.			

**SOUTH DUBLIN COUNTY COUNCIL**  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2817	Date of Decision 20/12/2000
Register Reference S00A/0384	Date: 07/06/00

**Applicant** Kelland Homes Ltd.,

**Development** 2 no. 3 bed semi-detached houses and associated site works on site of previously approved detached house. (Previous Reg. Ref. S97A/0547).

**Location** 28 Sundale Crescent (formerly known as 62 Road 13) Gibbons, Tallaght, Dublin 24, being part of Phase 4 of overall development at Suncroft.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** /09/11/2000

**Clarification of Additional Information Requested/Received** /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

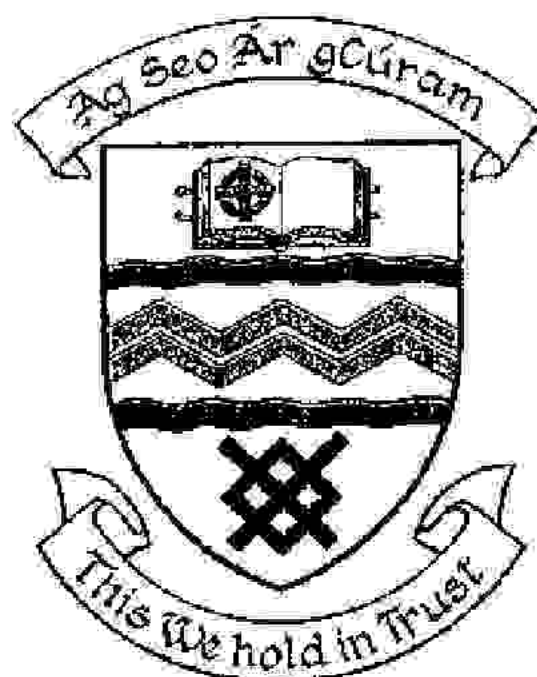
Subject to the conditions ( 16 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... *MJ* ..... 20/12/00  
for SENIOR ADMINISTRATIVE OFFICER

Fenton-Simons,  
29 Fitzwilliam Place,  
Dublin 2.



**SOUTH DUBLIN COUNTY COUNCIL**  
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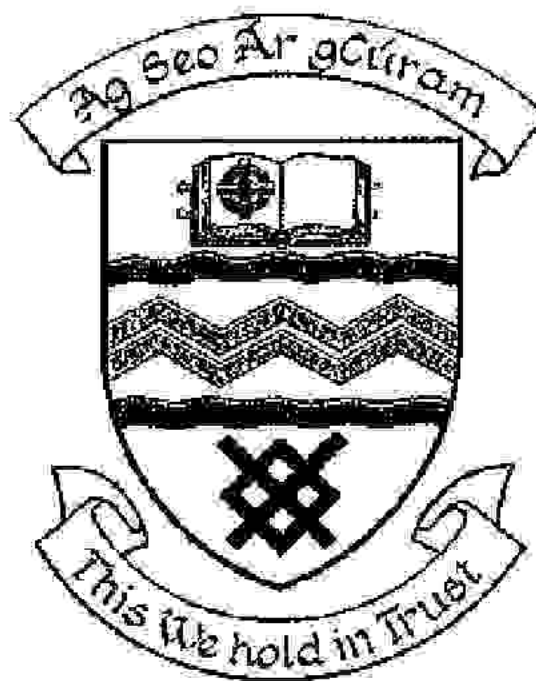
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 09/11/00, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 This permission is subject to the relevant conditions of the parent permission for this housing development. Reg. Ref. S96A/0572.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.  
REASON:

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REG. REF. S00A/0384

In the interest of the proper planning and development of the area.

- 7 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

In the interest of the proper planning and development of the area.

- 9 All first floor gable elevational windows shall be permanent obscure glazing.

REASON:

In the interests of privacy with residential amenity of adjoining properties.

- 10 Each house shall be provided with at least 2 on site car parking spaces.

REASON:

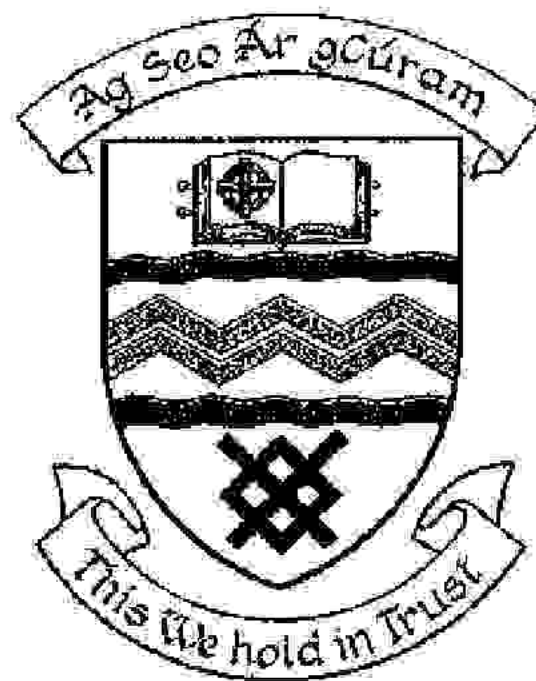
In the interests of traffic safety and the proper planning and development of the area.

- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

- The applicant shall ensure the full and complete separation of the foul and surface water drainage system.



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- All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these covers, pipes shall be bedded in C20 concrete 150mm thick.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 12 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

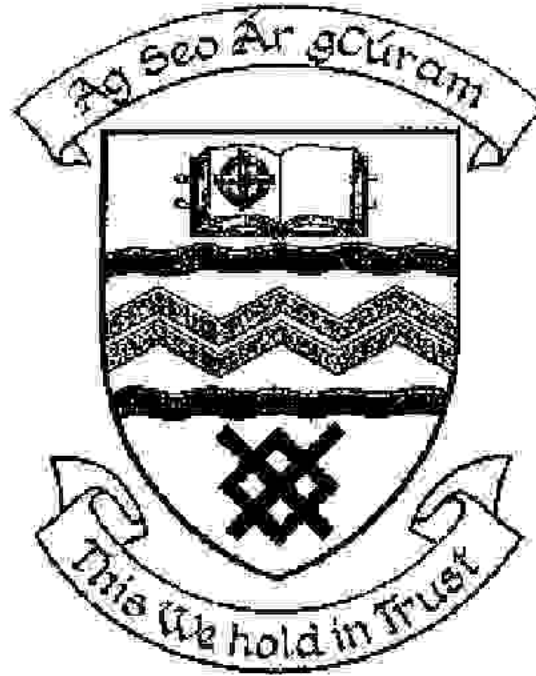
- 13 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this

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contribution to be paid before the commencement of development on site.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 15 That a financial contribution in the sum of £675 (Six Hundred and Seventy Five Pounds) EUR 857 (Eight Hundred and Fifty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

**REASON:**

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

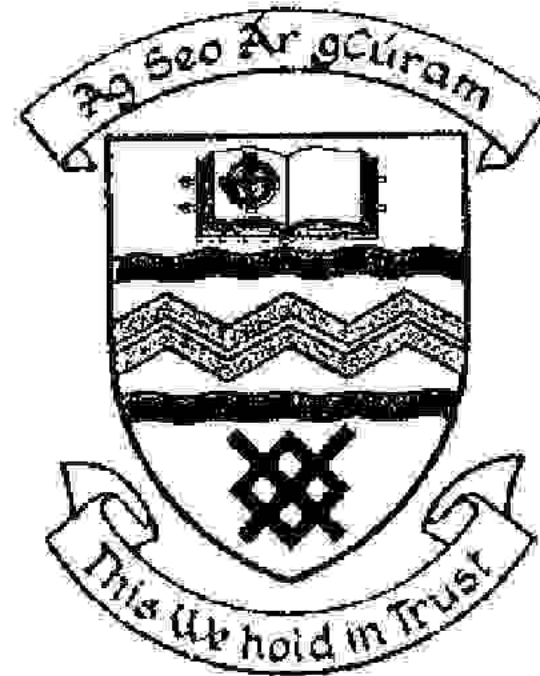
- 16 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 14, 15 16 and 17 of Register Reference S97A/0547 and Condition No's. 14, 15 and 16 of Register Reference S00A/0341 be strictly adhered to in respect of this development.

**REASON:**

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.



**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1860	Date of Decision 17/08/2000
Register Reference S00A/0384	Date: 07/06/00

**Applicant** Kelland Homes Ltd.,  
**Development** 2 no. 3 bed semi-detached houses and associated site works  
on site of previously approved detached house. (Previous  
Reg. Ref. S97A/0547).  
  
**Location** 28 Sundale Crescent (formerly known as 62 Road 13) Gibbons,  
Tallaght, Dublin 24, being part of Phase 4 of overall  
development at Suncroft.  
  
**App. Type** Permission

Dear Sir/Madam,

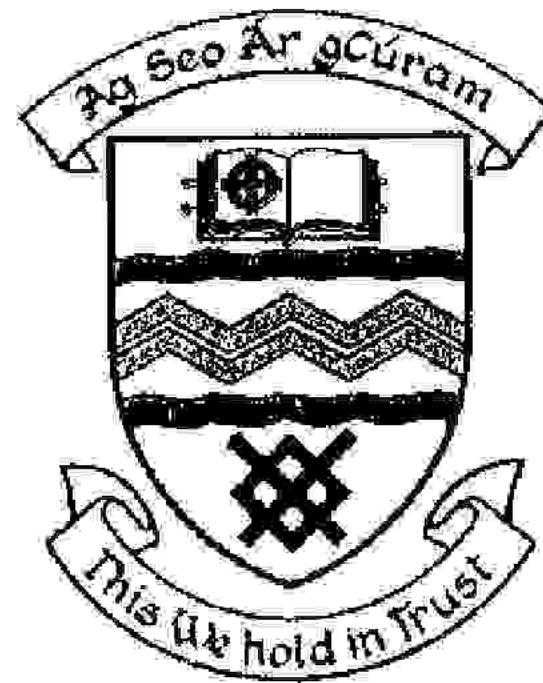
With reference to your planning application, received on 07/06/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit drawings showing the original layout for the proposed development and showing also how the layout was altered by the application as made under Reg. Ref. S97A/0547.
- 2 The applicant is requested to submit elevations, floorplans and sections of the proposed development.
- 3 The applicant is requested to submit an amended proposal showing the provision of two no. off street car parking spaces for each of the proposed dwellings.

Signed on behalf of South Dublin County Council

Fenton-Simons,  
29 Fitzwilliam Place,  
Dublin 2.

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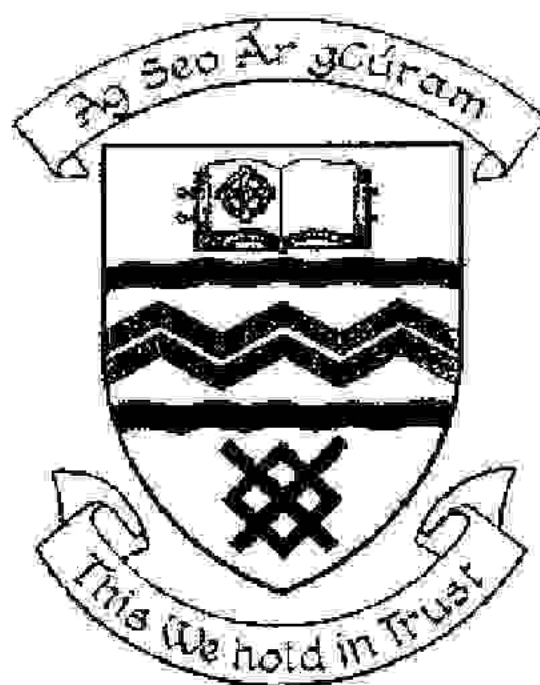
REG REF. S00A/0384

*my*  
.....  
for Senior Administrative Officer

17/08/00



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1337	Date of Order 19/06/2000
Register Reference S00A/0384	Date 07/06/00

Applicant Kelland Homes Ltd.,

Development 2 no. 3 bed semi-detached houses and associated site works on site of previously approved detached house. (Previous Reg. Ref. S97A/0547).

Location 28 Sundale Crescent (formerly known as 62 Road 13) Gibbons, Tallaght, Dublin 24, being part of Phase 4 of overall development at Suncroft.

Dear Sir/Madam,

An inspection carried out on 14/06/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

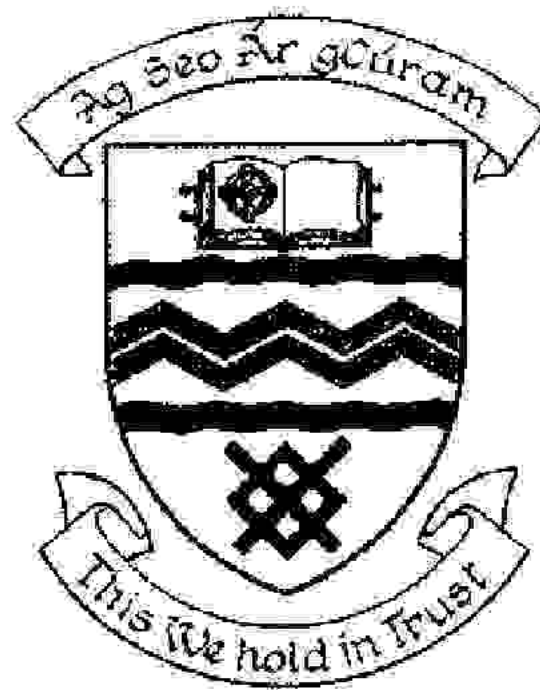
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road

Fenton-Simons,  
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REG REF. S00A/0384

3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer. 19/06/00